

Prepared by and Return to:

Louis P. Archambault, Esq.
SAUL EWING ARNSTEIN & LEHR, LLP
701 Brickell Avenue
17th Floor
Miami, Florida 33131

Folio Nos: 4942-09-01-0160;
4942-09-0100170; 4942-09-01-0180

(Space Reserved for Recording Information)

SIDEWALK, UTILITY, DRAINAGE OR RIGHT OF WAY EASEMENT

THIS INDENTURE, made this 28 day of February, 2021, by and between:

FIRST INDUSTRIAL HARRISBURG, L.P., a Delaware limited partnership, whose address is:
Attn: Chris Willson, Senior Regional Director, 347 N. New River Dr. Suite 602, Fort Lauderdale, FL
33301, hereinafter the "Grantor", its successors and assigns.

and

CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State
of Florida, whose Post Office is 100 North Andrews Avenue, Fort Lauderdale, FL 33301, hereinafter
the "Grantee", its successors and assigns.

WITNESSETH:

That said Grantor(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and
valuable considerations to said Grantor(s) in hand paid by said Grantee, the receipt of which is hereby
acknowledged, has granted, bargained and sold unto the said Grantee, its successors and assigns a non-exclusive
easement for public right of way, utilities, drainage and sidewalk for public use and the right to provide service to
maintain, repair and replace and have access to City facilities or infrastructure within the Easement Area more
particularly described below, and all other public purposes related thereto, as Grantee may deem necessary over,
along, through, in, above, within and under the "Easement Area", with Grantor(s), its successors and assigns,
retaining responsibility for maintaining the public sidewalk within the Easement Area in good condition and
repair, said Easement Area lying and being in Fort Lauderdale, Broward County, Florida, described as follows:

SEE SKETCH & LEGAL DESCRIPTION
ATTACHED HERETO AS EXHIBIT "A" FOR WATER LINE
(hereinafter, collectively the "Easement Area")

Grantor(s) hereby covenants with said Grantee that said Grantor(s) is lawfully seized of the
leasehold interest to the Easement Area pursuant to that certain unrecorded Lease Agreement dated June 20, 2019,
as amended by that certain First Amendment to Lease Agreement dated October 9, 2019 and further amended by
that certain Second Amendment to Lease Agreement dated January 4, 2021 (collectively the "Ground Lease")
evidenced by that certain Memorandum of Lease dated October 9, 2019 and recorded January 31, 2020 in Official
Records Instrument 116323290 of the Public Records of Broward County, Florida, as same may be corrected,
amended or supplemented and that Grantor(s) hereby fully warrants and defends the leasehold title to this
Easement Area hereby granted and conveyed against the lawful claims of all persons whomsoever except as to the
City of Fort Lauderdale (the "City") as the fee simple owner of the Easement Area or parties claiming title thereto
through the City. Grantor(s) shall not make any improvements within the Easement Area which will conflict or
interfere with the Easement granted herein.


The City is the fee simple owner of the Easement Area. In the event the Ground Lease is no longer of any force and effect and the leasehold interest of the Grantor is extinguished and merges into the fee interest of the City, it is the intent of the City that this Easement shall remain in full force and effect and binding and enforceable against the City and its successors and/or assigns.

*("Grantor" and "Grantee" are used for singular or plural, as context requires.)

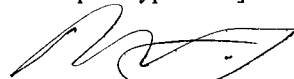
TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever

IN WITNESSES WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:



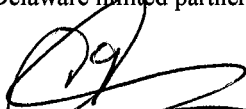
Micki Scavone
[Witness print/type name]



Nicole Minsal
[Witness print/type name]

GRANTOR:

FIRST INDUSTRIAL HARRISBURG, L.P., a
Delaware limited partnership

By: 

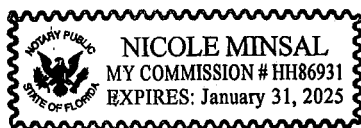
[Print name and title]

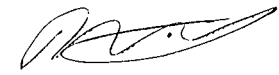
Chris Willson Sr Regional Director

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged ☒ before me or ☐ by remote online notarization this March
3, 2021 by Chris Willson, as Regional Director of FIRST
INDUSTRIAL HARRISBURG, L.P., a Delaware limited partnership, on behalf of the entity. He/She is
— personally known to me or has produced N/A as identification and did not (did)
take an oath.

(SEAL)





Notary Public, State of Florida
Signature of Notary taking Acknowledgement

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

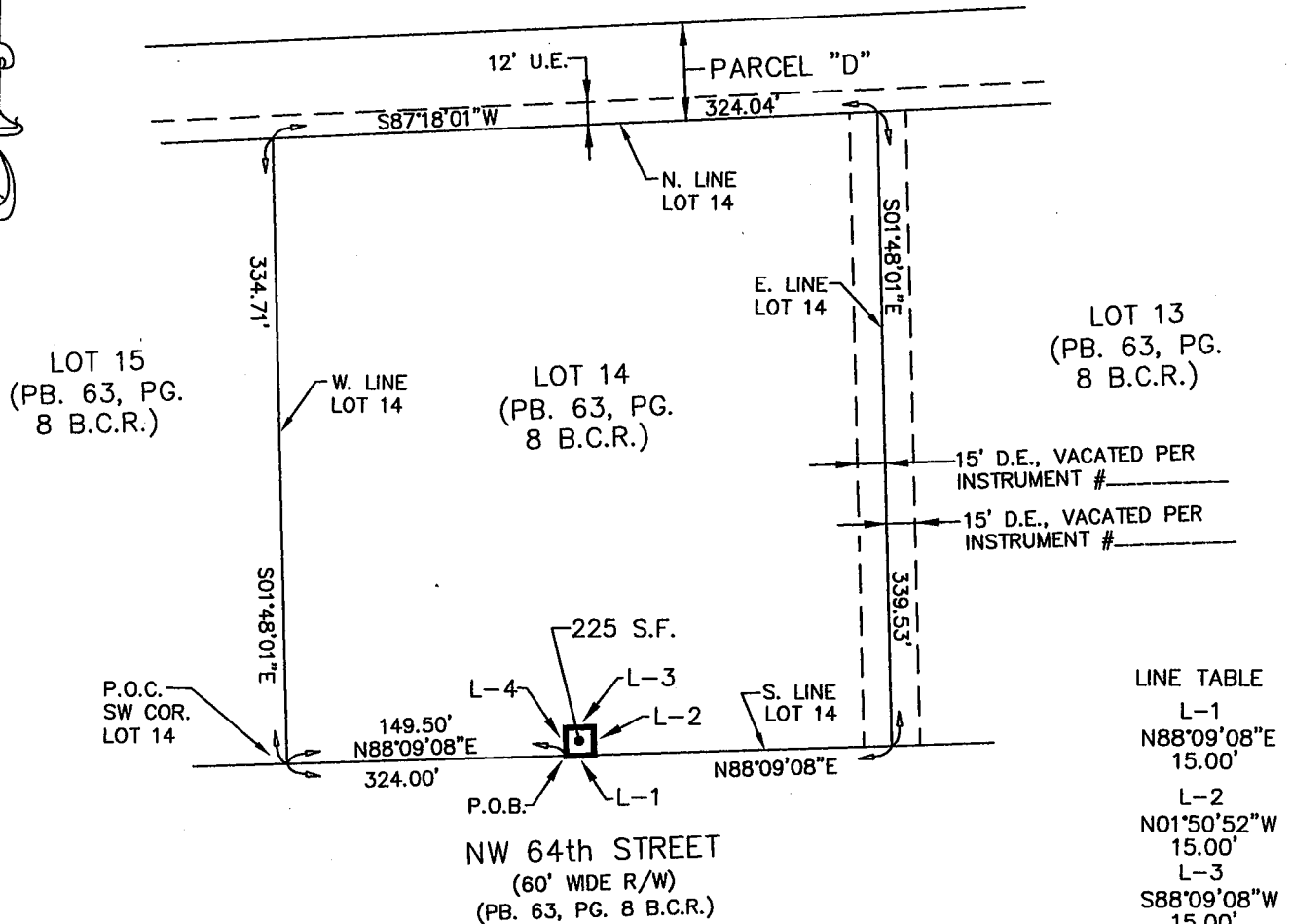
APPROVED AS TO FORM:

Lynn Solomon, Esq.
Assistant City Attorney

EXHIBIT A

SKETCH AND DESCRIPTION

WATER LINE EASEMENT



NOTES:

- THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2 (PB. 63, PG. 8 B.C.R.)
- THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
- EASEMENTS SHOWN HEREON ARE PER FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2 (PB. 63, PG. 8 B.C.R.) UNLESS NOTED OTHERWISE.

PG. = PAGE
 COR. = CORNER
 S.F. = SQUARE FEET
 PB. = PLATBOOK
 R/W = RIGHT OF WAY
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 B.C.R. = BROWARD COUNTY RECORDS

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 47C, F.S., OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 01/06/21

PAUL E. BREWER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3240
 CERTIFICATE OF AUTHORIZATION NO. LB 2794

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



PAUL E. BREWER & ASSOCIATES, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33065
 PH: (954) 753-5210
 FAX: (954) 753-9813
 brewer.in@bellsouth.net

SCALE: 1" = 100'

FB/PG: N/A

DRAWN BY: AFF

CKD. BY: WDK.

JOB NO: 19-57-H20-BLDG 1

REVISIONS

REVISIONS	DATE	BY	CKD	FB/PG

SHEET 1 OF 2

CAM # 21-0414

Exhibit 1

Page 4 of 9

M.D.O.K.

SKETCH AND DESCRIPTION

WATER LINE EASEMENT

DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 14 OF FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63 AT PAGE 8 OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2;

THENCE NORTH 88°09'08" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 149.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°09'08" EAST, ALONG SAID SOUTH LINE OF LOT 14, A DISTANCE OF 15.00 FEET;

THENCE NORTH 01°50'52" WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 88°09'08" WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 01°50'52" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID 15.00 FOOT WIDE STRIP OF LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 225 SQUARE FEET MORE OR LESS.

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



**PAUL E. BREWER
& ASSOCIATES, INC.**
12321 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 753-5210
FAX: (954) 753-9813
brewer.in@bellsouth.net

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	AFF					
CKD. BY:	M.D.K.					
JOB NO:	19-57-H20-BLDG I					

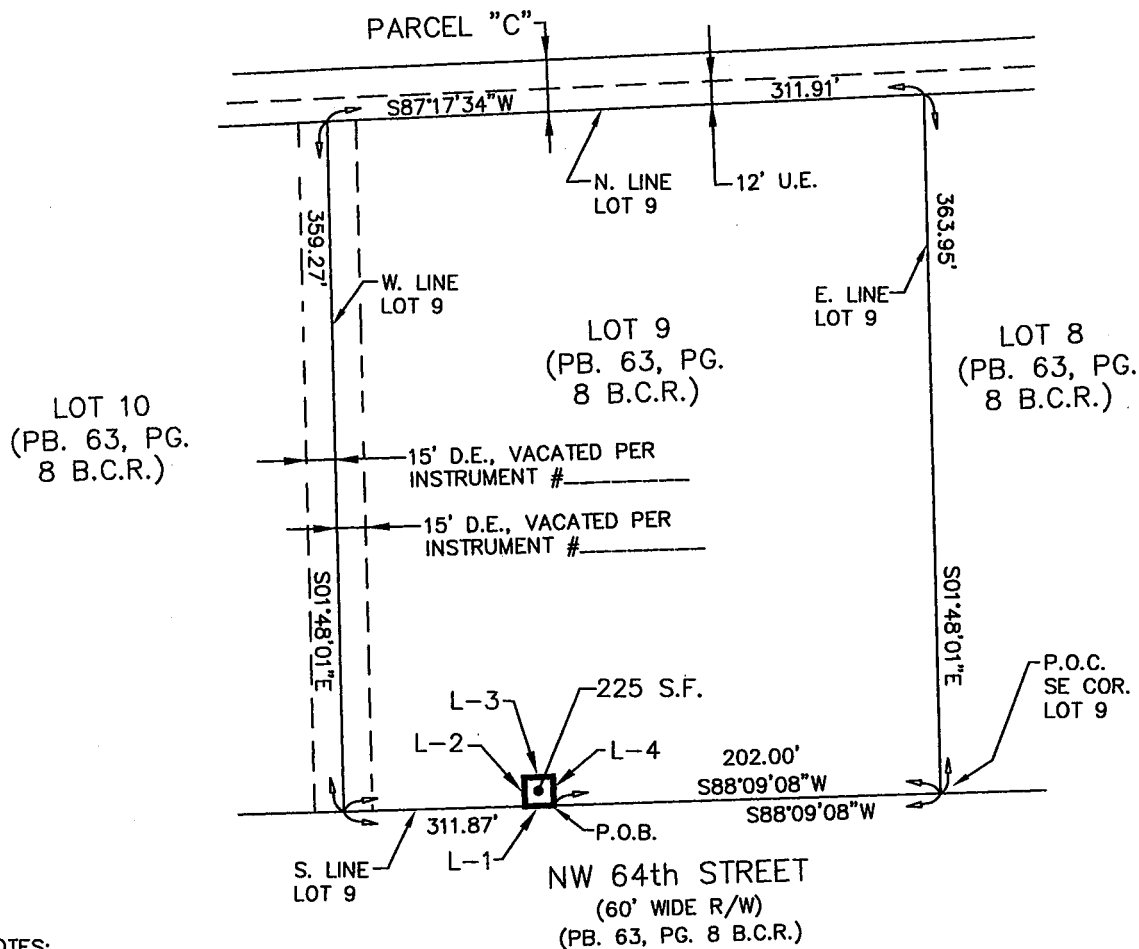
SHEET 2 OF 2

CAM # 21-0414

Exhibit 1

Page 5 of 9

SKETCH AND DESCRIPTION WATER LINE EASEMENT



LINE TABLE

L-1
S88°09'08"W
15.00'
L-2
N01°50'52"W
15.00'
L-3
N88°09'08"E
15.00'
L-4
S01°50'52"E
15.00'

NOTES:

1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON FORT LAUDERDALE INDUSTRIAL AIRPARK—SECTION 2 (PB. 63, PG. 8 B.C.R.)
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
4. EASEMENTS SHOWN HEREON ARE PER FORT LAUDERDALE INDUSTRIAL AIRPARK—SECTION 2 (PB. 63, PG. 8 B.C.R.) UNLESS NOTED OTHERWISE.

PG. = PAGE
COR. = CORNER
S.F. = SQUARE FEET
PB. = PLATBOOK
R/W = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
B.C.R. = BROWARD COUNTY RECORDS

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 01/06/21

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240
CERTIFICATE OF AUTHORIZATION NO. LB 2794

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



PAUL E. BREWER
& ASSOCIATES, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33065
 PH: (954) 753-5210
 FAX: (954) 753-9813
 brewer1n@bellsouth.net

SCALE: 1" = 100'

FB/PG: N/A

DRAWN BY: AFF

CKD. BY: WPK.

JOB NO:
19-58-H20-BLDG II

REVISIONS

DATE _____

BY

	CK
--	----

FB/PG

SHEET 1 OF 2

m.D.O.K.

SKETCH AND DESCRIPTION

WATER LINE EASEMENT

DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 9 OF FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63 AT PAGE 8 OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2;

THENCE SOUTH 88°09'08" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 88°09'08" WEST, ALONG SAID SOUTH LINE OF LOT 9, A DISTANCE OF 15.00 FEET;

THENCE NORTH 01°50'52" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 88°09'08" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 01°50'52" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID 15.00 FOOT WIDE STRIP OF LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 225 SQUARE FEET MORE OR LESS.

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



**PAUL E. BREWER
& ASSOCIATES, INC.**
12321 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 753-5210
FAX: (954) 753-9813
brewer.in@bellsouth.net

SCALE: N/A

FB/PG: N/A

DRAWN BY: AFF

CKD. BY: W.D.K.

JOB NO:
19-58-H20-BLDG II

REVISIONS

DATE

BY

CKD

FB/PG

SHEET 2 OF 2

CAM # 21-0414

Exhibit 1

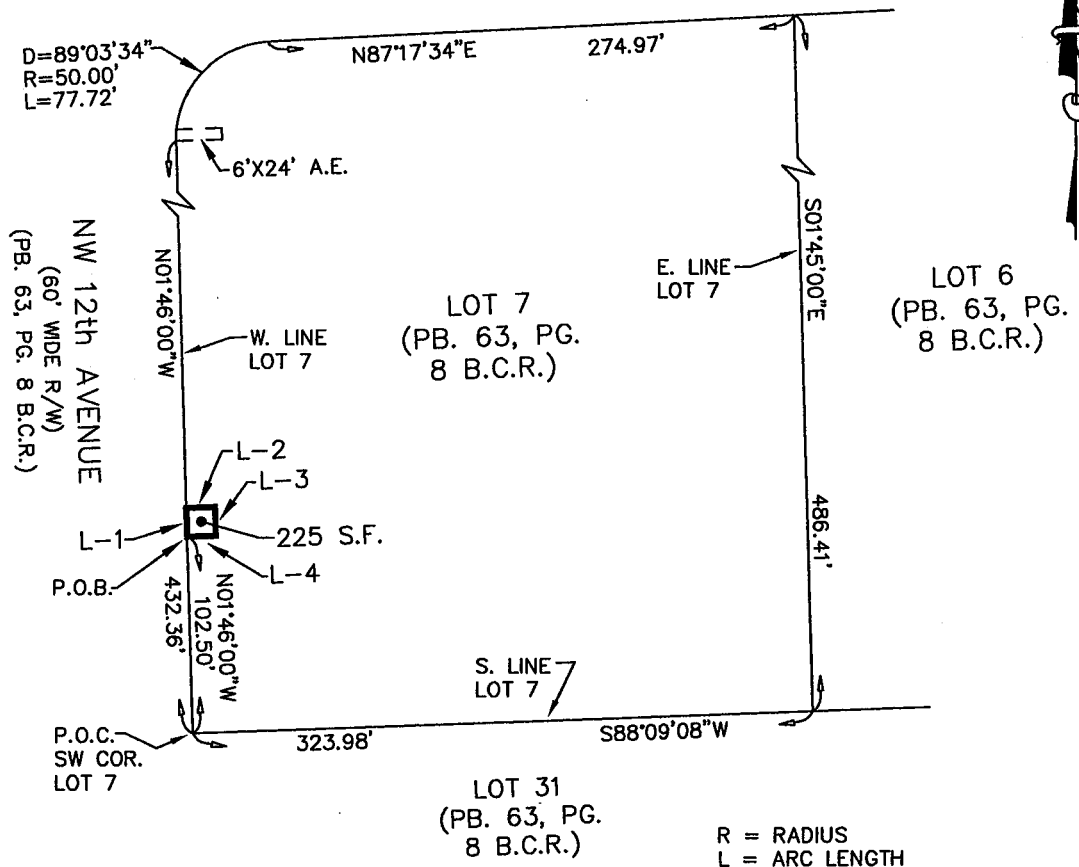
Page 7 of 9

m.d.o.k.

SKETCH AND DESCRIPTION

WATER LINE EASEMENT

NW 65th STREET
(60' WIDE R/W)
(PB. 63, PG. 8 B.C.R.)



LINE TABLE

- L-1
N01°46'00\"W
15.00'
- L-2
N88°14'00\"E
15.00'
- L-3
S01°46'00\"E
15.00'
- L-4
S88°14'00\"W
15.00'

NOTES:

1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2 (PB. 63, PG. 8 B.C.R.)
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
4. EASEMENTS SHOWN HEREON ARE PER FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2 (PB. 63, PG. 8 B.C.R.) UNLESS NOTED OTHERWISE.

- R = RADIUS
- L = ARC LENGTH
- D = CENTRAL ANGLE
- PG. = PAGE
- COR. = CORNER
- S.F. = SQUARE FEET
- PB. = PLATBOOK
- R/W = RIGHT OF WAY
- A.E. = ANCHOR EASEMENT
- U.E. = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- B.C.R. = BROWARD COUNTY RECORDS

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11-1 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 01/06/21

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240
CERTIFICATE OF AUTHORIZATION NO. LB 2794

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

PEB
PAUL E. BREWER & ASSOCIATES, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 753-5210
FAX: (954) 753-9813
brewer.in@bellsouth.net

SCALE: 1" = 100'
FB/PG: N/A
DRAWN BY: AFF
CKD. BY: w.d.k.
JOB NO: 19-59-H20-BLDG III

REVISIONS	DATE	BY	CKD	FB/PG

SHEET 1 OF 2

M.D. O.K.

SKETCH AND DESCRIPTION
WATER LINE EASEMENT

DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 7 OF FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63 AT PAGE 8 OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2;

THENCE NORTH 01°46'00" WEST, ALONG THE WEST LINE OF LOT 7, A DISTANCE OF 102.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 01°46'00" WEST ALONG SAID WEST LINE OF LOT 7, A DISTANCE OF 15.00 FEET;

THENCE NORTH 88°14'00" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 01°46'00" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 88°14'00" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID 15.00 FOOT WIDE STRIP OF LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 225 SQUARE FEET MORE OR LESS.

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



**PAUL E. BREWER
& ASSOCIATES, INC.**
12321 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 753-5210
FAX: (954) 753-9813
brewer.in@bellsouth.net

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	AFF					
CKD. BY:	W.D.K.					
JOB NO:	19-59-H20-BLDG III					

SHEET 2 OF 2